



**Mill Race, Flat 7, Elmham Watermill, North Elmham**  
**Offers in Excess of £200,000**

**BELTON DUFFEY**



# MILL RACE, FLAT 7, ELMHAM WATERMILL, BILLINGFORD ROAD, NORTH ELMHAM, NORFOLK, NR20 5HN

A stunning top floor apartment with outstanding views in a converted mill which occupies riverside grounds extending to over 3 acres (sts) situated in popular amenity rich village.

## DESCRIPTION

Mill Race apartment combines the character and atmosphere that you would expect from a water mill conversion within gated private riverside grounds extending to over 3 acres (subject to survey) and, being top floor, distant rural views over the Wensum valley. The Wensum SSSI is a whole river SSSI, a habitat for rare flora and fauna designated a lowland chalk river of national importance in 1993 and Elmham Mill grounds, through which the river flows, are a haven for animal, bird and plant life.

The immaculately presented and recently refurbished apartment still retains many character features and can be reached by passenger lift, or staircase, from the lobby. The accommodation includes entrance hall, dual aspect living room with part vaulted ceiling, fitted kitchen, luxury bathroom and generous double bedroom, all with river and distant rural views. In addition heating is via modern electric radiators and there is a garage en-bloc close by with adjacent casual/guest parking. Apartment 7 has been a successful holiday let and is now offered for sale 'chain free' and should appeal to investors, those wanting a unique private holiday home or owner occupiers seeking quality and security.



## **SITUATION**

With records dating as far back as AD671, North Elmham 'the village where Elm trees grow' was the site of an Anglo Saxon timber cathedral, fortified in the Norman era as a castle and chapel. Elmham Mill, also known as Grint Mill, mentioned in the Domesday book was an operational mill up until the 1970s, before falling into disrepair and then developed as a residential conversion in 2002.

North Elmham today offers a pleasant rural lifestyle complete with a village stores/Post Office, 2 lively pubs, tea rooms, doctor's surgery and primary school.

North Elmham embodies a peaceful village life, with distinctive flint cottages, scenic walking routes and a strong sense of community.

## **AGENTS NOTE**

The property is being sold leasehold on a 125 year lease commencing in 2001. Each of the leaseholders in the building own a share of the freehold management company and are responsible for the maintenance of the building and grounds.

A service charge is payable (currently £1,356.00 per annum).

## **COMMON ENTRANCE HALL**

Pedestrian access from garage/parking area, multi-paned front door, pamment tiled flooring, passenger lift, staircase rising to all floors, door to rear garden area.

## **ENTRANCE HALL**

Wall light point, doors to;

## **LIVING ROOM**

5.10m x 4.34m (16' 9" x 14' 3")

A bright and spacious dual aspect room with ample space for sitting and dining areas, delightful mill pond and distant rural views, part vaulted ceiling, exposed beams, 2 electric radiators, open plan to;





## **KITCHEN**

2.25m x 2.09m (7' 5" x 6' 10")

Window to rear with mill pond and rural views, recently re-fitted with excellent range of floor and wall mounted storage units in attractive hand painted shaker styling, extensive worksurfaces incorporating single drainer stainless steel sink unit with swivel mixer tap, attractive tiling, fitted oven, 4 ring induction hob with extractor over, fitted fridge, laminate flooring, ceiling recessed downlighters.

## **BATHROOM**

Window to rear with garden, mill pond and Wensum valley views. Luxury re-fitted suite incorporating panelled bath with mixer taps and shower attachment, vanity unit with inset wash basin and close coupled WC, extensive complimentary tiling, wall mounted electric towel rail, exposed beam, laminate flooring.

## **BEDROOM**

3.59m x 3.25m (11' 9" x 10' 8")

Window to rear with stunning views, electric radiator, exposed beam.

## **OUTSIDE**

Elmham Mill stands in private, secure gated grounds extending to in excess of 3 acres forming an island between the diverted mill pond, mill race and natural river Wensum.

The grounds include an orchard with rare varieties of native apples and pears, sweeping lawns with inset mature trees and natural riverbank areas supporting abundant wildlife.

To the rear of the mill is another wildlife garden area, less cultivated to encourage wild flowers and insects.

## **GARAGE**

A large single garage en-bloc with up and over door, pitched roof with eaves storage, power and light connected, additional parking to front of garage and guest parking adjacent.

## **DIRECTIONS**

From Fakenham, leave the town on the Norwich Road and then head south on the A1067 signposted Norwich. Proceed past Pensthorpe Park, through Guist, Bintree and Foxley until you reach Bawdswell, turning right on to the B1145, signposted Billingford and North Elmham. Continue through the village of Billingford, past Billingford Lakes, cross the river Wensum and Elmham Mill is just past the bridge on the right hand side.

## OTHER INFORMATION

Mains electricity. Private water (bore hole) and drainage. EPC Rating Band C.

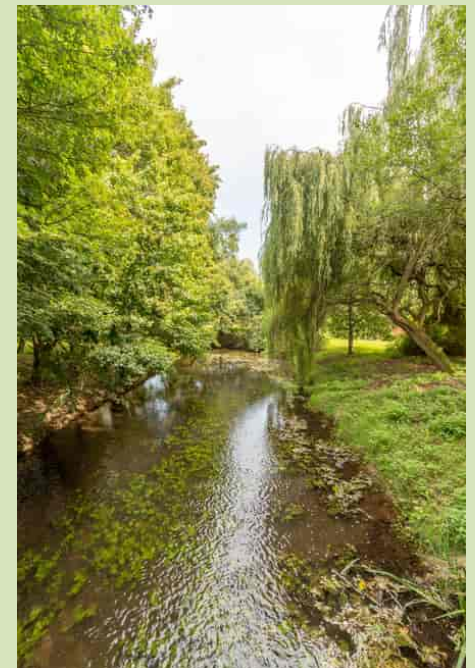
Breckland District Council, Elizabeth House, Dereham, NR19 1EE. Council Tax for this apartment is listed as "deleted" but was previously assessed as Council Tax Band A.

## TENURE

This property is for sale Share of Freehold.

## VIEWING

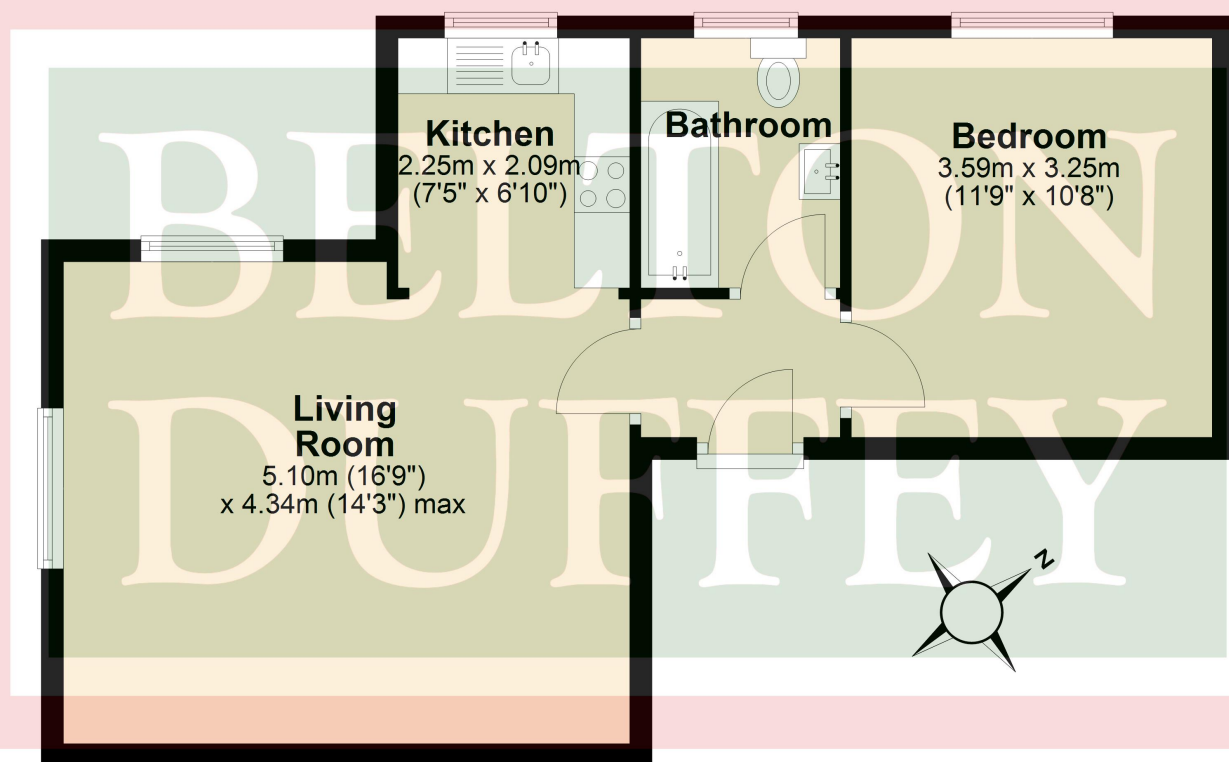
Strictly by appointment with the agent.





## Second Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 45.2 sq. metres (486.1 sq. feet)





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